

## Annual Urban Renewal Report, Fiscal Year 2013 - 2014

### Levy Authority Summary

Local Government Name: FAIRBANK  
Local Government Number: 10G074

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
FAIRBANK URBAN RENEWAL	10001	6
FAIRBANK URBAN RENEWAL	33001	5

**TIF Debt Outstanding: 495,343**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>85,353</b>	<b>9,905</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
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TIF Revenue:	168,784
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>168,784</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	203,930
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>203,930</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>50,207</b>	<b>9,905</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 241,206**

## Urban Renewal Area Data Collection

Local Government Name: FAIRBANK (10G074)  
 Urban Renewal Area: FAIRBANK URBAN RENEWAL  
 UR Area Number: 10001  
  
 UR Area Creation Date: 12/1991  
  
 UR Area Purpose: Economic development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FAIRBANK CITY/WAPSIE VALLEY SCH/FAIRBANK 2 UR TIF INCREM	10087	10088	0
FAIRBANK CITY/WAPSIE VALLEY SCH/FAIRBANK UR TIF INCREMENT	10089	10090	5,820,368
FAIRBANK TWP/WAPSIE VALLEY SCH/FAIRBANK UR TIF INCREM	10125	10126	0
FAIRBANK CITY/WAPSIE VALLEY SCH/FAIRBANK 3 UR TIF INCREM	10151	10152	0
FAIRBANK TWP/WAPSIE VALLEY SCH/FAIRBANK 2 UR TIF INCREM	10153	10154	0
FAIRBANK CITY AG/WAPSIE VALLEY SCH/UR 2 INCREMENT	10157	10158	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,620,080	3,327,880	0	0	-31,484	10,916,476	0	10,916,476
Taxable	0	4,024,658	3,327,880	0	0	-31,484	7,321,054	0	7,321,054
Homestead Credits									55

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** **34,595** **4,953** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 168,624  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 168,624**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 203,930  
 Returned to County Treasurer: 0  
**Total Expenditures: 203,930**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** **-711** **4,953** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For FAIRBANK URBAN RENEWAL

### Fairbank Aquatic Center

Description:	New Swimming Pool
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

### Street and Water Improvements

Description:	5th Street Construction and Water Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Fairbank Development Corp.

Description:	Industrial Park Site
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### LMI Requirements

Description:	Funds required to be set aside for LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

### Fairbank Historical Society

Description:	Purchase property & building and update
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

### Fairbank Food Center

Description:	Addition to delicatessen and kitchen area
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Jerry's Auto, Inc.

Description:	Building a new building for auto sales
Classification:	Commercial - retail
Physically Complete:	No

Payments Complete:	No
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**Gavin Marine**

Description:	Addition to boat dealership
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For FAIRBANK URBAN RENEWAL

### Aquatic Center & 5th Street

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	320,000
Interest:	13,880
Total:	333,880
Annual Appropriation?:	No
Date Incurred:	07/25/2010
FY of Last Payment:	2016

### Fairbank Development Corp

Debt/Obligation Type:	Other Debt
Principal:	112,500
Interest:	0
Total:	112,500
Annual Appropriation?:	No
Date Incurred:	12/09/2006
FY of Last Payment:	2016

### LMI Fund Setaside

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	4,953
Interest:	0
Total:	4,953
Annual Appropriation?:	No
Date Incurred:	05/23/2004
FY of Last Payment:	2016

### Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/15/2012
FY of Last Payment:	2015

### Fairbank Historical Society

Debt/Obligation Type:	Internal Loans
Principal:	24,010
Interest:	0
Total:	24,010
Annual Appropriation?:	No
Date Incurred:	11/24/2012

FY of Last Payment: 2014

**Fairbank Food Center**

Debt/Obligation Type:	Internal Loans
Principal:	20,000
Interest:	0
Total:	20,000
Annual Appropriation?:	No
Date Incurred:	04/20/2013
FY of Last Payment:	2015

## Non-Rebates For FAIRBANK URBAN RENEWAL

TIF Expenditure Amount:	122,100
Tied To Debt:	Aquatic Center & 5th Street
Tied To Project:	Fairbank Aquatic Center

TIF Expenditure Amount:	37,500
Tied To Debt:	Fairbank Development Corp
Tied To Project:	Fairbank Development Corp.

TIF Expenditure Amount:	24,010
Tied To Debt:	Fairbank Historical Society
Tied To Project:	Fairbank Historical Society

TIF Expenditure Amount:	320
Tied To Debt:	Administrative Expenses
Tied To Project:	Fairbank Historical Society

TIF Expenditure Amount:	20,000
Tied To Debt:	Fairbank Food Center
Tied To Project:	Fairbank Food Center

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014



## TIF Taxing District Data Collection

Local Government Name: FAIRBANK (10G074)  
 Urban Renewal Area: FAIRBANK URBAN RENEWAL (10001)  
 TIF Taxing District Name: FAIRBANK CITY/WAPSIE VALLEY SCH/FAIRBANK 2 UR TIF INCREM  
 TIF Taxing District Inc. Number: 10088  
 TIF Taxing District Base Year: 1997  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1998

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	51,918	0	0	0	0

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: FAIRBANK (10G074)  
 Urban Renewal Area: FAIRBANK URBAN RENEWAL (10001)  
 TIF Taxing District Name: FAIRBANK CITY/WAPSIE VALLEY SCH/FAIRBANK UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 10090  
 TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received: 1993  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1991

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,620,080	3,327,880	0	0	-31,484	10,916,476	0	10,916,476
Taxable	0	4,024,658	3,327,880	0	0	-31,484	7,321,054	0	7,321,054
Homestead Credits									55

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	3,434,558	7,321,054	5,820,368	1,500,686	44,323

FY 2014 TIF Revenue Received: 168,624

### TIF Taxing District Data Collection

Local Government Name: FAIRBANK (10G074)  
 Urban Renewal Area: FAIRBANK URBAN RENEWAL (10001)  
 TIF Taxing District Name: FAIRBANK TWP/WAPSIE VALLEY SCH/FAIRBANK UR TIF INCREM  
 TIF Taxing District Inc. Number: 10126  
 TIF Taxing District Base Year: 1997  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1998

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	2,796	0	0	0	0

FY 2014 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: FAIRBANK (10G074)  
 Urban Renewal Area: FAIRBANK URBAN RENEWAL (10001)  
 TIF Taxing District Name: FAIRBANK CITY/WAPSIE VALLEY SCH/FAIRBANK 3 UR TIF INCREM  
 TIF Taxing District Inc. Number: 10152  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	256,362	0	0	0	0

FY 2014 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: FAIRBANK (10G074)  
 Urban Renewal Area: FAIRBANK URBAN RENEWAL (10001)  
 TIF Taxing District Name: FAIRBANK TWP/WAPSIE VALLEY SCH/FAIRBANK 2 UR TIF INCREM  
 TIF Taxing District Inc. Number: 10154  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2005

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	37,497	0	0	0	0

FY 2014 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: FAIRBANK (10G074)  
 Urban Renewal Area: FAIRBANK URBAN RENEWAL (10001)  
 TIF Taxing District Name: FAIRBANK CITY AG/WAPSIE VALLEY SCH/UR 2 INCREMENT  
 TIF Taxing District Inc. Number: 10158  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2006

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	374	0	0	0	0

FY 2014 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: FAIRBANK (10G074)  
 Urban Renewal Area: FAIRBANK URBAN RENEWAL  
 UR Area Number: 33001

UR Area Creation Date: 12/1991

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FAIRBANK CITY/WAPSIE VALLEY SCH/FAIRBANK UR TIF INCREM	33124	33125	0
FAIRBANK CITY AG/WAPSIE VALLEY SCH/FAIRBANK UR TIF INCREM	33126	33127	0
ORAN TWP/WAPSIE VALLEY SCH/UR2 INCREM	33167	33168	0
FAIRBANK CITY/WAPSIE VALLEY SCH/FAIRBANK UR2 TIF INCREM	33169	33170	0
FAIRBANK CITY AG/WAPSIE VALLEY SCH/FAIRBANK UR2 TIF INCREM	33171	33172	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	121,770	11,050,100	687,190	0	0	-35,188	11,823,872	0	11,823,872
Taxable	72,982	5,836,296	687,190	0	0	-35,188	6,561,280	0	6,561,280
Homestead Credits									73

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** **50,758** **4,952** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue:	160
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>160</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** **50,918** **4,952** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For FAIRBANK URBAN RENEWAL

### Fairbank Aquatic Center

Description:	New Swimming Pool
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

### Street and Water Improvements

Description:	5th Street Construction and Water Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Fairbank Development Corp.

Description:	Industrial Park Site
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### LMI Requirements

Description:	Funds required to be set aside for LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

### Administrative Expenses

Description:	Bond fees and attorney costs
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

### East Knoll Ridge 4th Addition

Description:	New residential subdivision
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

### LMI Requirements

Description:	Funds required to be set aside for LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	No

Payments Complete:	No
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**Advances to expenditures**

Description:	Publications and engineering expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For FAIRBANK URBAN RENEWAL

### Aquatic Center & 5th Street improvements

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/27/2010
FY of Last Payment:	2016

### Fairbank Development Corp

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/11/2006
FY of Last Payment:	2016

### LMI Fund Set Aside

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/25/2005
FY of Last Payment:	2016

## Non-Rebates For FAIRBANK URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Aquatic Center & 5th Street improvements
Tied To Project:	Street and Water Improvements

TIF Expenditure Amount:	0
Tied To Debt:	Fairbank Development Corp
Tied To Project:	Fairbank Development Corp.



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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014

## TIF Taxing District Data Collection

Local Government Name: FAIRBANK (10G074)  
 Urban Renewal Area: FAIRBANK URBAN RENEWAL (33001)  
 TIF Taxing District Name: FAIRBANK CITY/WAPSIE VALLEY SCH/FAIRBANK UR TIF INCREM  
 TIF Taxing District Inc. Number: 33125

TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received: 1993  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1991

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,873,730	687,190	0	0	-31,484	8,529,436	0	8,529,436
Taxable	0	4,158,640	687,190	0	0	-31,484	4,814,346	0	4,814,346
Homestead Credits									58

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,095,460	4,814,346	0	4,814,346	142,301

FY 2014 TIF Revenue Received: 160

## TIF Taxing District Data Collection

Local Government Name: FAIRBANK (10G074)  
 Urban Renewal Area: FAIRBANK URBAN RENEWAL (33001)  
 TIF Taxing District Name: FAIRBANK CITY AG/WAPSIE VALLEY SCH/FAIRBANK UR TIF INCREM  
 TIF Taxing District Inc. Number: 33127

TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received: 1993  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1991

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	85,200	0	0	0	0	0	85,200	0	85,200
Taxable	51,064	0	0	0	0	0	51,064	0	51,064
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	22,130	51,064	0	51,064	1,197

FY 2014 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: FAIRBANK (10G074)  
 Urban Renewal Area: FAIRBANK URBAN RENEWAL (33001)  
 TIF Taxing District Name: ORAN TWP/WAPSIE VALLEY SCH/UR2 INCREM  
 TIF Taxing District Inc. Number: 33168  
 TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	11,290	0	0	0	0	0	11,290	0	11,290
Taxable	6,766	0	0	0	0	0	6,766	0	6,766
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	5,580	5,710	0	5,710	140

FY 2014 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: FAIRBANK (10G074)  
 Urban Renewal Area: FAIRBANK URBAN RENEWAL (33001)  
 TIF Taxing District Name: FAIRBANK CITY/WAPSIE VALLEY SCH/FAIRBANK UR2 TIF INCREM  
 TIF Taxing District Inc. Number: 33170  
 TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,176,370	0	0	0	-3,704	3,172,666	0	3,172,666
Taxable	0	1,677,656	0	0	0	-3,704	1,673,952	0	1,673,952
Homestead Credits									15

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	6,970	1,673,952	0	1,673,952	49,478

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: FAIRBANK (10G074)  
 Urban Renewal Area: FAIRBANK URBAN RENEWAL (33001)  
 TIF Taxing District Name: FAIRBANK CITY AG/WAPSIE VALLEY SCH/FAIRBANK UR2 TIF INCREM  
 TIF Taxing District Inc. Number: 33172  
 TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	25,280	0	0	0	0	0	25,280	0	25,280
Taxable	15,152	0	0	0	0	0	15,152	0	15,152
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	14,090	11,190	0	11,190	262

FY 2014 TIF Revenue Received: 0